

6824 Adobe Court  
Las Vegas, Nevada 89180  
September 9, 2007

City of Las Vegas  
Planning & Development Department  
Development Services Center  
731 S. Fourth Street  
Las Vegas, Nevada 89101-2986

**Re: GPA-24245; ZON-24256; SDR-24246**

Dear Sir or Madam:

We are writing to object to the above-cited proposed changes. These changes would negatively affect the residential neighborhood in which these homes are built. The homes are all in Wildwood Ranch Estates, a development of fifty-four single-family residences on lots of approximately one-half acre in size.

Our home is immediately behind 6825 West Oakey Boulevard, the house in the middle of the three properties requesting zoning and development changes, and we feel compelled to speak out against changes that would most strongly impact us as our property abuts the properties referenced above.

Why do we object? There are numerous reasons.

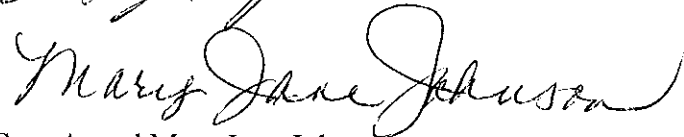
(1) For the benefit of our neighbors in the fifty-four home community (of course, including our own), the city should maintain the **residential integrity** of the properties along Oakey Boulevard. If one drives eastbound down Oakey from Durango, it can be clearly observed that no "Professional Offices" face Oakey Boulevard until approaching Decatur. Even then, Oakey is primarily residential to Interstate 15. Even though some businesses exist at major intersections with Oakey, the entrances to those businesses are on the major cross streets such as Decatur, Jones, and Rainbow, rather than on Oakey Boulevard itself.

(2) Traffic congestion is a major issue. Most of the day, but particularly during morning and evening "Rush Hours," traffic traveling east/west on Oakey is extremely heavy. Most evenings, westbound traffic stopped at the red light at Rainbow is backed up from Rainbow reaching the soccer field behind Bonanza. Add to this the traffic the swells at school start and school end times for Bonanza, and it becomes obvious that putting any offices here would only compound the problem.

(3) Security concerns and privacy issues are very real. Because of parking lot access needs for any office building, there would be open availability to the rear of the property. This means that not only patrons of businesses could appear, but ANYONE could walk around or through the parking lot and acquire entry to the back yards of the residences behind the building. This is not a situation we embrace.

We want to thank you for taking the time to read this letter. We hope our reasons for objecting to the changes in both zoning and site development are clear. We love our neighbors, our home, and our community. Any help you can give us in preserving the pride of ownership and quality of life that already exist among the residents is greatly appreciated.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gary A. Johnson".A handwritten signature in cursive script, appearing to read "Mary Jane Johnson".

Gary A. and Mary Jane Johnson

September 10, 2007

City of Las Vegas  
Development Services Center  
Planning & Development Dpt.  
731 So. Fourth St.  
Las Vegas, NV. 89101-2986

RE: GPA-24245/ZON-~~24254~~/SDR-24246

Gentlemen:

This letter is sent to note OPPOSITION to the above referenced city planning cases.

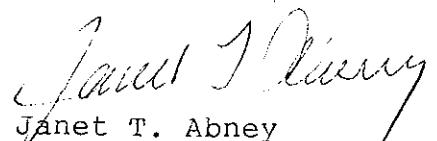
This is a residential area of fifty-four one-half acre homes known as WILDWOOD ESTATES.

Reasons for opposition:

1. Properties on the adjacent walls will lose complete privacy.
2. Traffic on Oakey at Rainbow is all but at a stand-still mornings, noon and evenings.
3. School traffic adds to the congestion of the area.
4. There are NO businesses along OAKEY FROM DURANGO EAST TO DECATUR.

Please give consideration to our life-styles, safety and property values.

We ask your consideration to evaluate the traffic situation, neighborhood safety and most of all for your denial of this application.



Janet T. Abney  
6823 Adobe Ct.  
Las Vegas, NV. 89146-2920

Home #876-8463

CC: Lois Tarkanian  
Councilperson - Ward #1